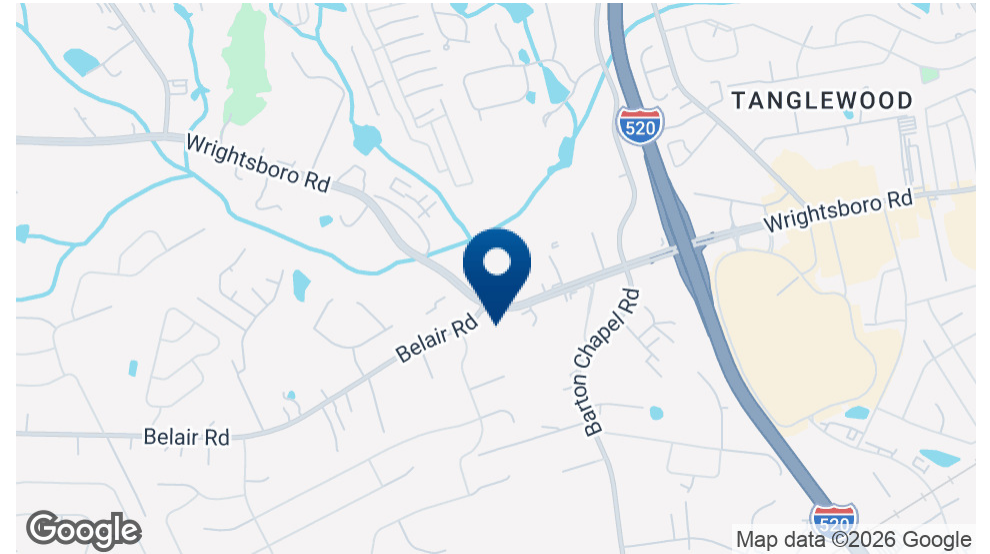


FOR SALE

# WRIGHTSBORO @ BELAIR/BARTON CHAPEL DEVELOPMENT SITE

3600 Belair Rd, Augusta, GA 30909

# Property Summary



## PROPERTY DESCRIPTION

This site consists of eight individual lots combined into one 4.93 acre redevelopment site. Entire site is zoned B-2 and has all utilities available. Topography slopes from the rear to the front of property and there are no wetlands or flood zone area. The property has multiple curb cuts and points of access. Seller will consider subdividing the site.

## LOCATION DESCRIPTION

Site is located 0.4 miles from Interstate 520. Daily traffic counts for the site range from 25,000 to 30,000 vehicles per day. There is over 21million SF of retail space in the immediate vicinity including the Augusta Mall and other large big box retail developments. Site has easy access to all major thoroughfares and Fort Gordon the areas largest employer.

## OFFERING SUMMARY

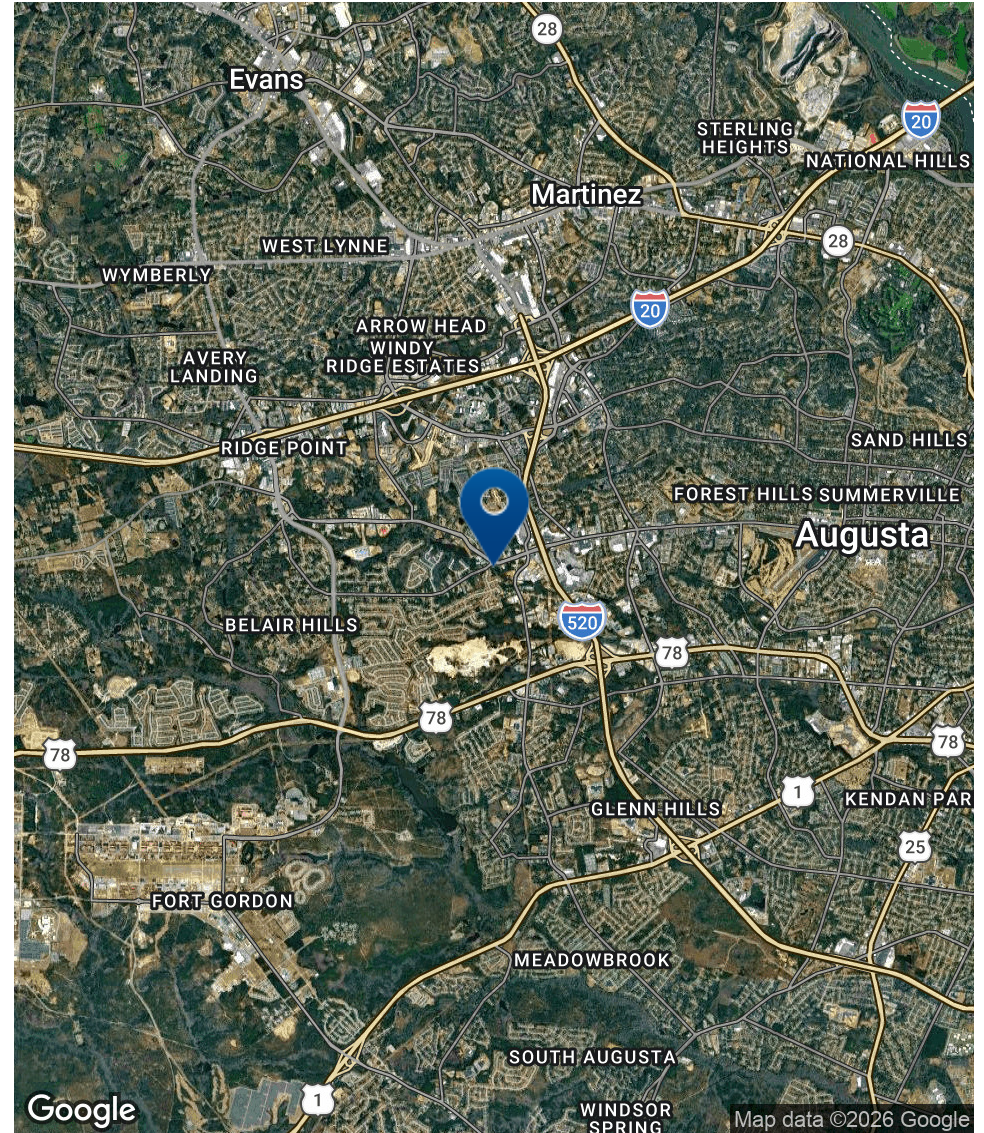
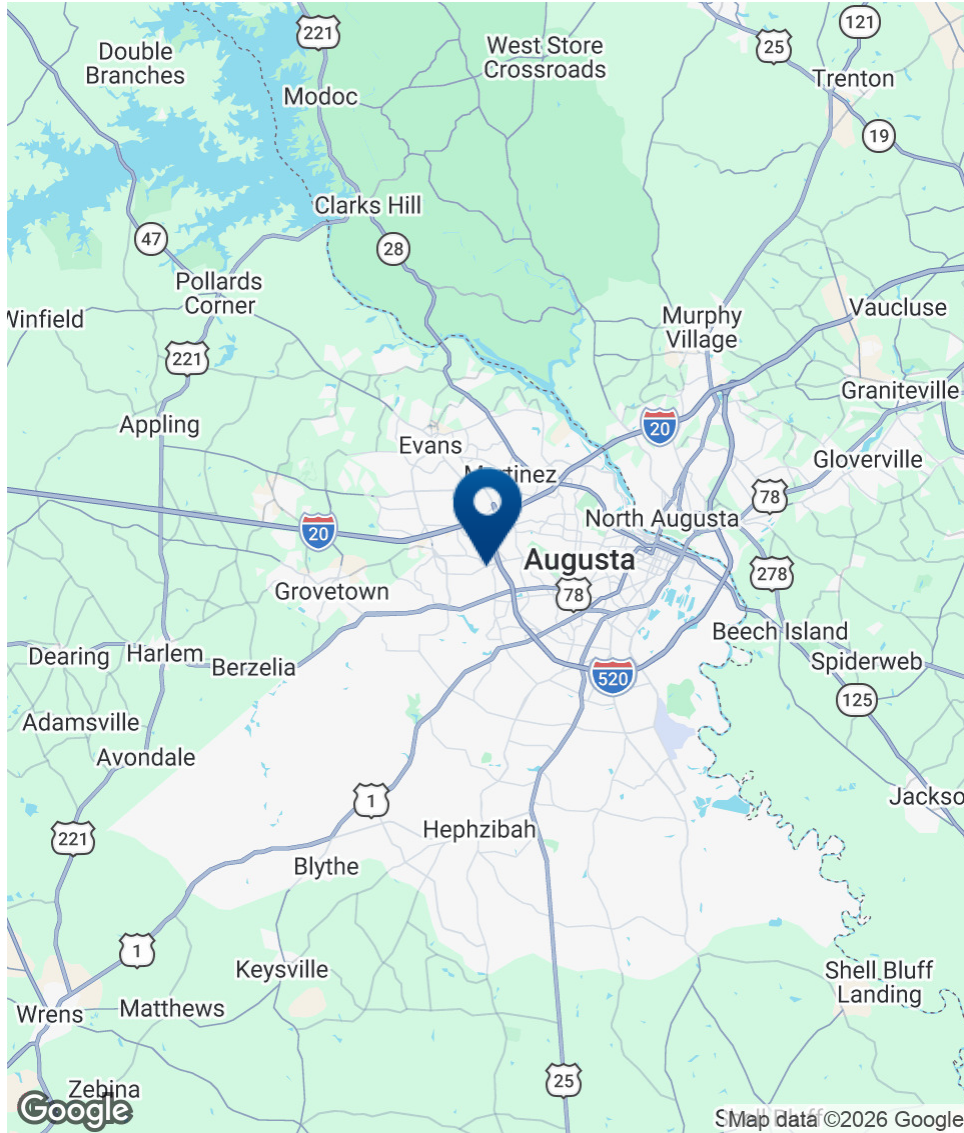
Sale Price:	Subject To Offer
Lot Size:	4.92 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,833	20,662	62,526
Total Population	6,176	48,348	153,378
Average HH Income	\$69,799	\$84,126	\$84,199



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
 jedge@shermanandhemstreet.com  
 706.288.1077

# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
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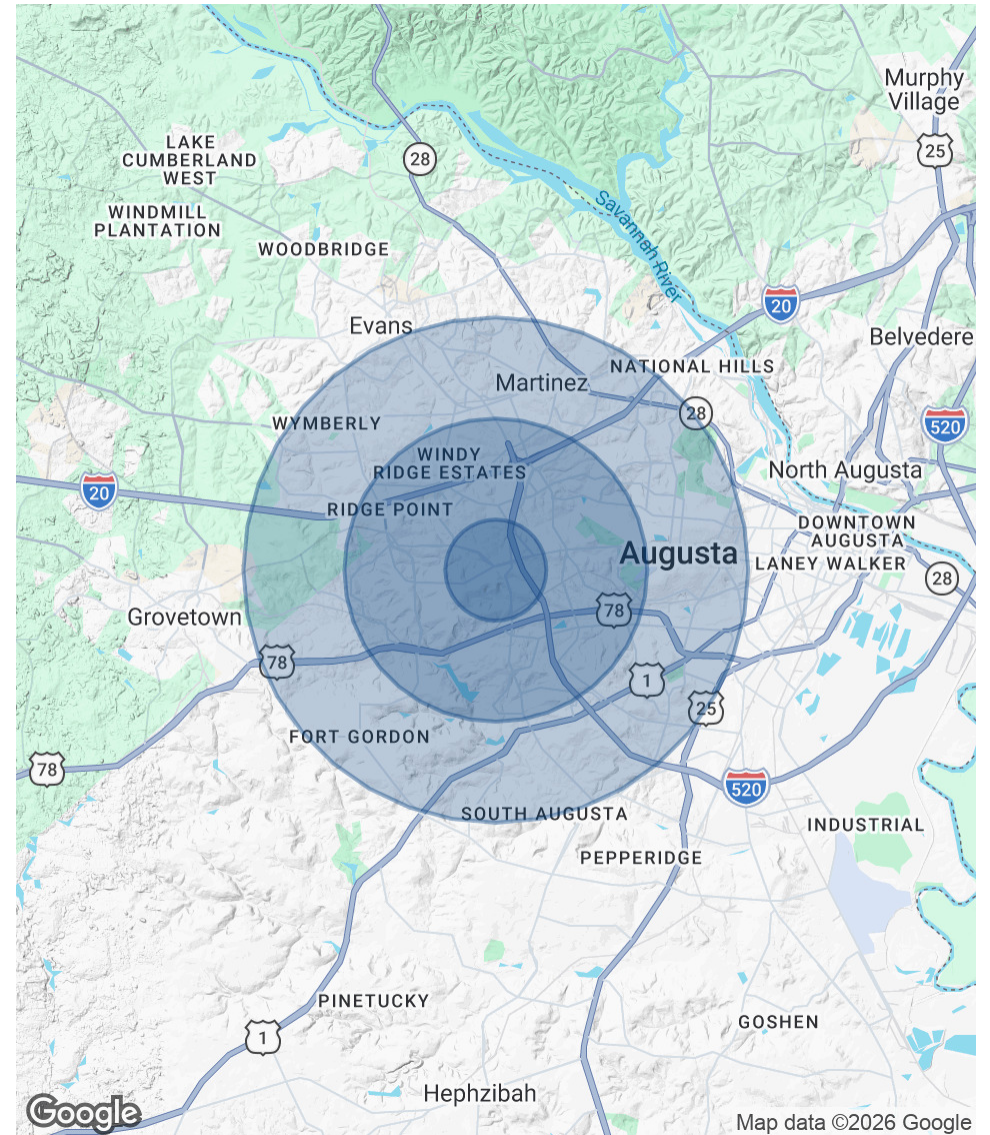
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,176	48,348	153,378
Average Age	39	39	39
Average Age (Male)	37	38	37
Average Age (Female)	40	41	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,833	20,662	62,526
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$69,799	\$84,126	\$84,199
Average House Value	\$196,284	\$239,470	\$230,919

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

## PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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